

Little Malvern & Welland Parish Council

Minutes of the Annual Parish Council Meeting held on Monday 16th November 2015

<http://e-services.worcestershire.gov.uk/MyParish>

Present

Cllrs. Mrs V Nelson (Chairman), Mr M Davies, Mr J Gibb, Mr P Hancock, Mrs E Horton-Smith, Dr. J Humphries, Mr J Mortimer, Mrs M Purser, Mrs M Sumner.

In Attendance

County Cllr. Mr T Wells, Mrs A Brookes (Footpath Warden), Mr D Sharp (Clerk) and nine members of the public.

Before the meeting a short discussion took place regarding the type and price of houses comprising the proposed new developments in the parish. Also the make up of the affordable units.

Some concerns were raised over the proposed flashing school sign – firstly on its effectiveness and secondly on other highway projects which could be funded instead.

Finally the Chairman reported on the resignation of Mr W Guy from the Parish Council and that the Clerk had issued the appropriate notices for a 'casual vacancy'.

125/15 Apologies

Cllr. Miss J Dalton (accepted). Also District Cllr. Mrs C O'Donnell.

126/15 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** There were none.
- ii. ***Notification of changes to the register of interests:*** Cllr. Hancock reported that his wife had started a new job and would amend his register.
- iii. ***To consider written requests from councillors for the council to grant a dispensation for those with Disclosable Interests to take part in discussions or voting. (Written requests to be with the clerk at least 4 clear days prior to a meeting.):*** There were none.

127/15 Planning:

i. To consider responses to the following applications:

Application No	From	Details
15/00528/FUL	Dr A Davis Willow Grange, Woodside La	Groundworks to provide area flood defences.
15/00905/FUL	Mr Denis Schwarz Welland Way, Gloucester Rd	Demolition of existing agricultural building and replacement with a dormer bungalow
15/01250/OUT	Mr A White Field to the south of The Bungalow, Garrett's Bank	Outline residential development of up to 14 dwellings, all matters reserved.
15/01439/REM	Mr & Mrs D Horn Woodend Farm, 193 Upper Welland Road	Approval of reserved matters (access, appearance, landscaping, layout and scale,) following outline approval 14/01047/OUT for 3 no. dwellings to include demolition of existing dwelling and agricultural buildings.
15/01163/FUL	Mr & Mrs P&A Calvesbert Land opposite Lawn Farm, Drake St	Proposed 2 storey dwelling, car port and studio workshop with new vehicular access.

Cllr. Davies abstained from voting due to his position as District Councillor.

The following responses were agreed:

15/00528/FUL, 15/00905/FUL – It was agreed to defer comment on these applications until further clarification had been received from MHDC.

15/01250/OUT – It was agreed to recommend refusal on a number of grounds – Clerk to prepare a response and circulate to councillors. Response appended to these minutes.

15/01439/REM - 'The Parish Council questions the suitability of metal roofs for a development within the AONB and would prefer to see more sedum finishes. Also there appears to have been little thought shown to hedgerow planting along the northern and eastern boundaries of the site. We would also like to echo the comments made by the Ramblers Association.'

15/01163/FUL – The Parish Council had been re-consulted following changes to site access. 'The Parish Council would like clarification that the proposed access point is the only option since it involves the removal of a long stretch of hedgerow? If so we request that the new hedge be planted early during the development along with as mature trees as feasible - due to the time taken for them to establish.'

128/15 Minutes

To consider for adoption the minutes of the last Parish Council meeting held on 19th October: These were accepted as an accurate record and they were signed by the Chairman.

129/15 Progress reports and other matters arising from these minutes

WCC highways had removed the dead tree from Welland Gardens.

The wall at the front of a property on Gloucester Road that was subject to an enforcement order had been removed, as had the fence and gates of the neighbouring house.

130/15 Reports by District and County Councillors and other Representatives.

County Cllr. Wells reported that he was still in discussion with the Primary School regarding proposed flashing warning lights on the main road. He had also asked WCC to cut back the vegetation on the verge that was obscuring visibility for pedestrians crossing the road. Although most of The Avenue footways were to be improved soon the one on the Marlbank between the Inn and Upper Welland Road was still in a poor state and he urged residents to report this online.

District Cllr. Davies reported that the SWDP was undergoing a further consultation stage. MHDC were continuing to investigate the future of waste collection and had also agreed to release five management posts in their ongoing rationalisation. They were also considering sharing legal services with Wychaven and some planning services.

131/15 Chairman's Six Monthly Report

The Chairman made a short review of the past six months which had included the creation of a communications group which was tasked with gathering an email database of residents to allow easy circulation of information and to set up a dedicated Parish Council website. A skills matrix of residents was also being gathered to help when needed. The Neighbourhood Plan was progressing and constructive links were being made with local developers and organisations. Several projects were currently being investigated including the continued improvement of broadband provision and obtaining a better mobile phone signal for the area.

132/15 Committee & Working Party Reports & Recommendations

- i. **Neighbourhood Planning Working Group: To consider approving public consultation events on 26th/28th November and 1st December and to authorise printing costs of up to £1000 + Vat:** This was agreed with an initial presentation in the village hall on 26th and drop in sessions in the hall on 28th and the church on 1st December. The draft plan would be open for consultation until the end of January when it would then be referred to MHDC for inspection followed by a referendum.
- ii. **Communications Working Group: Update on progress on website:** Progress with the design of the website was ongoing but it was noted that it would be suitable for use on all platforms. A further newsletter was planned for early next year and would be hand delivered until such time that the email database was more comprehensive.
- iii. **S106 Working Group: Project List Update:** The list had been circulated and to councillors with options available for £368k of S106 tributions. A questionnaire and survey on local mobile phone coverage was to be sent to residents to get evidence to push for improvements.
- iv. **Playing Fields/Open Spaces Working Group: To consider a request from the Pavilion Users Group to release funds from the 'Buildings Account' to replace the front door:** This was agreed and the Clerk was to liaise with AMB Glass for an aluminium unit to be installed for £1820.62 + Vat.
- v. **Highways Working Group:**
 - a) **'Village gates' updates:** A pair of gates had been installed on Garret Bank and were to be reviewed by WCC. Their report should be available by the next meeting.
 - b) **To consider approval for WCC to install a periodic flashing warning sign on Marlbank to the west of the school:** Following a request by County Cllr. Wells the installation of a sign on the highway verge to the west of the school was supported by the Parish Council. Details of what message to be included to be discussed at a later date.
 - c) A sign audit was to be made by Cllr. Horton Smith with other volunteers.
- vi. **Footpaths: To consider setting up a working group to liaise with the footpaths warden over future maintenance:** This was not considered necessary at the moment.

133/15 Village Hall

To consider adopting the village hall telephone line and investigate the cost of installing wifi.:

This was approved and the Clerk was to liaise with Terry Charles, the Village Hall Treasurer.

134/15 Correspondence

To review the following correspondence previously circulated:

From	*email	Subject
CALC	*	Updates
CALC	*	AGM 25 th Nov 19:00 County Hall
MHDC	*	Parish Conference - Planning responses from Duncan Rudge
MHDC	*	Temporary Event Notices (Steam Rally)
MHDC	*	Parish Newsletter
Clerk	*(i)	CPR/defibrillator training
WCC	*	Worcestershire Parish Conference Wednesday 24 Feb 2016
MHDC		Precept 2016/17

(i) Two dates (10th and 13th January) for free training by West Midlands Ambulance Service had been secured and the Clerk was to advertise.

135/15 Finance

To consider approval of payments due:

The following payments were approved from the **Main Account:**

From/Due To	Date	Amount	Details
J Moore	26/10	£118.00	Lengthman Duties (Oct)
Wickes	29/10	£51.92	Village Gate Fixings
Royal British Legion	-	£20.00	Poppy Wreath
D Sharp	-	£175.00	Clerk's 1 st ½ Expenses 15/16
E Hardman	16/11	£72.00	Handyman
D Sharp	16/11	£378.75	Clerk's Fee (£404.08 Gross SP25 + £69.27 NDP)
	TOTAL	£815.67	

The following payment were approved from the **Neighbourhood Plan Account:**

From/Due To	Date	Amount	Details
Carly Tinkler	12/09	£200.00	Map digitisation

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£11,225.37
Reserves BOI B/F	£2,869.71			
Interest	£0.22	£2,869.93		
Fête Account	£300.12	£300.12	WCC Lengthman	£236.00
Buildings Account	£3,132.51	£3,132.51		
Neighbourhood Plan Account	£3,267.82		November Payments	-£815.67
	£200.00	£3,067.82		
Total C/F		£9,467.26	Main Account C/F	£10,645.70

136/15 Any other matters for report or for future consideration

The Clerk asked councillors for any budget requests prior to the next meeting when the precept was to be agreed.

137/15 Date of the next meeting

Monday 21st December at 7.30pm was confirmed.

There being no further business the meeting concluded at 10.00 pm.

Appendix

15/01250/OUT - 'The Parish Council recommends refusal on a number of grounds:

1.

Paragraphs 115 and 116 of Section 11 of the NPPF clearly state

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.

Although there is no definition of what constitutes a major development the high density on this site would be at odds with the low density housing in the surrounding area and so by comparison will be considered 'major'.

There are no features in this application that set it apart from a standard application and hence there is no reason for it to be approved. The Parish Council believes that development in an AONB should only occur in exceptional circumstances and with an exceptional design that is sympathetic to an AONB. This application provides neither.

2.

No regard has been paid to flooding that occurs both within this land and also to land and properties downstream of the adjacent brook and no FRA has been submitted.

3.

Ingress and egress is problematic, particularly dangerous is restricted visibility to the south of the site for exiting vehicles. The recent traffic survey by WCC identified a mean average speed at this location of 35mph with an 85th %ile figure of over 40mph.

4.

The section of public open space on the site is inadequate.